

**PA-17-01
Fort Lowell Park
Grant – Alvernon Area Plan Amendment
Planning Commission Study Session – September 13, 2017**

GRANT – ALVERNON AREA PLAN

Land Use Plan Policies

General Goals: The purpose of the *Grant-Alvernon Area Plan* is to guide future development and redevelopment within the *Plan* area and to protect and enhance existing uses.

- Preserve, protect and enhance the integrity of established neighborhoods;
- Identify appropriate locations for residential, commercial, and industrial development.

II.A. General Land Use Policies

- Policy 2. Encourage the development of vacant property thought the Grant – Alvernon area to complement the existing scale, character, and identity of the surrounding neighborhood.
- Policy 3. Support development on the perimeter of residential areas that serves to protect and enhance the quality of life for neighborhood residents.
- Policy 4. Demonstrate sensitivity to surrounding uses through the use of design, location, orientation, landscaping, screening, etc. as per the General Design Guidelines.
- Policy 6. Restrict primary access for nonresidential and high-density (over 15 units per acre) residential uses, to arterial streets.

II.C. Office and Commercial Land Use Policies

- Policy 1. Consider office/commercial development only when:
- a. the site is designated on the Conceptual Land Use Map for the specific type of nonresidential use being requested, or is in compliance with the consolidation policy;
 - b. primary access will be provided to an arterial street;
 - c. access to any street other than an arterial is directed away from the residential neighborhood; and
 - d. the proposed is in compliance with other applicable plan policies.

Design Guidelines

General Site Design

- Guideline 3. Provide a well-defined pedestrian system linking adjacent uses, connecting to the public sidewalk system, offering convenient access to transit facilities, and providing secure bicycle parking facilities, as an integral component of development.
- Guideline 15. Concentrate office/commercial structures towards the street frontages when adjacent to parcels developed for residential use.
- Guideline 16. Encourage owners/developers of office or commercial developments to provide setback, from principle buildings to property lines adjacent to parcels developed for residential use, a minimum of one and one-half times the principal building height.

Parking and Outdoor Storage

- Guideline 1. Loading zones, dumpsters, ... should be located away from adjacent residential uses... and buffered with landscaping and a minimum six-foot-high masonry wall.

Plan Tucson

Land Use, Transportation & Urban Design Policies

- LT1 Integrate and use, transportation, and urban design to achieve an urban form that supports more effective use of resource, mobility options, more aesthetically pleasing and active public spaces, and sensitivity to historical and natural resources and neighborhood character.
- LT3 Support development opportunities where:
- residential, commercial, employment, and recreational uses are located or could be located and integrated
 - there is close proximity to transit
 - multi-model transportation choices exist or can be accommodated
 - there is potential to develop moderate to higher density development
 - existing or upgraded public facilities and infrastructure provide required levels of service
 - parking management and pricing can encourage the use of transit, bicycle, and walking
- LT7 Use the Future Growth Scenario Map:

- a. as a general guide for determining the general location of development opportunities, development patterns, and land use and transportation concepts, while also considering area and site-specific issues.
- b. in conjunction with the Guidelines for Development Review for discretionary rezoning, variances, special exceptions, and other land use decisions.

LT9 Locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.

LT27 Using existing neighborhood, area, and other specific plans as the starting point, undertaking and inclusive public process to explore the concept of developing and implementing planning and service areas to coordinate and enhance land use planning, infrastructure improvements, and public service delivery.